



woodcare

WOODCARE LIMITED

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SPECIALISTS IN WOOD PRESERVATION AND RISING DAMP

REF: 44911

31 March 2009

RE: Goldthorn Terrace, W'ton

As requested, we have attended the above property to inspect the owners complaints of damp.

We have inspected the properties listed and discussed the various problems with the occupiers.

FLAT 139, 137 AND 143

Evidence of condensation noted in wardrobes. We have explained the situation to the occupiers and discussed heating and ventilation requirements, but being ground floor properties, it is difficult to leave windows open. In these cases, a de-humidifier can be helpful to reduce moisture levels.

In FLAT 139, there was damp staining on the carpet in the bedroom, where there are boxed pipes on the bathroom partition wall, which may be an indication of a leak that should be checked out by a plumber.

FLAT 153

In this flat there was the usual problem of damp in the wardrobe of the rear bedroom, and the owner was using a de-humidifier to reduce the problem.

This apartment does have the basement converted to another bedroom and shower room, but we consider the heating and ventilation to be inadequate. The owners are using another de-humidifier in this area, but we have informed them of our opinion of the heating and ventilation problem.

FLAT 161

The owner is concerned that the decoration was peeling from a small section of brickwork between the entrance door and store cupboard. We believe this is caused by salts present in the plaster. We have offered advice to the owner to neutralise and seal the salts, but if this fails, then re-plastering is the only real cure.

cont'd...

.... / Goldthorn Terrace, W'ton

44911/31.3.09

FLAT 159

Again this flat suffers from the usual condensation problems but the rear window is badly decayed and needs replacement. Any new frame should be fitted with a trickle vent to help control the condensation problem.

Whilst at this property, we did gain access to the cellar and discovered decay to some of the joists beneath the communal hall.

There is insufficient ventilation to the cellar area resulting in Wet Rot decay to some of the original joists and even in places to replacement joists by the front door. A doorway lintel has also collapsed.

PROPOSED TREATMENT

Remove existing boarding from front door back to the foot of the staircase. Fit a concrete lintel to cellar doorway beneath. Remove decayed joists and replace with new treated against fungal decay. Insert additional air bricks to front and rear elevations to provide increased ventilation to cellar. Re-board area removed with new softwood t & g boarding.

THE COST FOR OUR TREATMENT IS.....£1440.00(+ VAT) GUARANTEED

If our estimate meets with your approval please confirm by signing the enclosed letter of acceptance and return.

pp B. C. P.
WOODCARE LIMITED

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